



To the Honorable Council
City of Norfolk, Virginia

October 23, 2012



From: Frank M. Duke, AICP, Planning Director

Subject: Special Exception to change
from one nonconforming use to
other nonconforming uses at 617
Colonial Avenue – With Lavender and
Lace by Kelsie M. McNair

Reviewed: Anne F. Odell, AICP, Assistant City Manager

Ward/Superward: 2/6

Approved:



Marcus D. Jones, City Manager

Item Number:

R-8

- I. **Recommendation:** Approval, considering compliance with *Zoning Ordinance* requirements and consistency with the approved plans.
- II. **Applicant:** With Lavender and Lace by Kelsie M. McNair.
617 Colonial Avenue
- III. **Description**
 - This site is zoned HC-G2 (Historic and Cultural Conservation) district which permits only residential uses.
 - Prior to the implementation of the current zoning the building had been used for various commercial uses and is legally nonconforming as to its use.
 - *The City of Norfolk Zoning Ordinance* states that a nonconforming use can be changed to another nonconforming use by Special Exception.
 - 617 Colonial Avenue was previously used as an office.
 - The offices are have relocated to the second floor and the applicant is proposing to operate a small scale boutique (retail sales) in one of the bays on the first floor.
 - The application is for a Special Exception to change from one nonconforming use to other nonconforming uses limited to small scale retail sales and small scale retail services.
- IV. **Analysis**
 - This property is located within the Ghent neighborhood which is developed with single and multiple-family residential uses and other nonconforming commercial uses.
 - The site is currently zoned HC-G2 (Historic and Cultural Conservation) district and is developed with a nonconforming commercial building
 - The *General Plan* designates this site as Commercial/Office, making the proposed special exception consistent with the *General Plan*.

- The proposed General Plan, *plaNorfolk2030*, designates this site as Residential Mixed, which supports a complementary mix of uses in appropriate locations.
- This new use is expected to generate approximately 41 new vehicle trips per day.
 - The site is located near frequent bus service.
- Nonconforming uses may be changed to other nonconforming uses by Special Exception.

V. Financial Impact

The property owner is current on all taxes.

VI. Environmental

- The structure is a commercial structure and has been used for commercial uses for many years without negatively impacting the neighborhood.
- The change to other nonconforming, small scale commercial uses will not create any additional impacts on the neighborhood.
- Letter of support for the applicant's request from the Ghent Neighborhood League.
- Multiple letters of support from neighborhood residents.

VII. Community Outreach/Notification

- Legal notice was posted on the property on August 21.
- Letter was mailed to the Ghent Neighborhood League President on September 7.
- Notice was sent to the civic leagues by the Department of Communications on September 11.
- Letters were mailed to all property owners within 300 feet of the property on September 11.
- Legal notification was placed in *The Virginian-Pilot* on September 13 and 20.
- The Planning Commission Public Hearing was held on September 27, 2012.
- Public notification for this agenda item was conducted through the City of Norfolk's agenda notification process.

VIII. Board/Commission Action

By a vote of **7 to 0**, the Planning Commission recommended that the request for a Special Exception be **approved**, subject to the conditions outlined in the attached ordinance.

IX. Coordination/Outreach

This letter has been coordinated with the Department of Planning and Community Development, Department of Public Works and the City Attorney's Office.

Supporting Material from the Department of Planning and Community Development:

- Opponents and Proponents
- Ordinance
- Location Map
- Zoning Map
- Application

Proponents and Opponents

Proponents

Kelsie McNair
521 Graydon Avenue, Apt. 7
Norfolk, VA 23507

Opponents

None

9/27/12 ts
Form and Correctness Approval:

Contents Approved:

By *[Signature]*
Office of the City Attorney

By *[Signature]*
DEPT

NORFOLK, VIRGINIA

ORDINANCE No.

R-8
AN ORDINANCE GRANTING A SPECIAL EXCEPTION TO PERMIT A CHANGE FROM ONE NONCONFORMING USE TO ANOTHER NONCONFORMING USE ON PROPERTY LOCATED AT 617 COLONIAL AVENUE.

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted authorizing the change of use from one nonconforming use to another nonconforming use on property located at 617 Colonial Avenue. The property which is the subject of this Special Exception is more fully described as follows:

Property fronting 28 feet, more or less, along the western line of Colonial Avenue, beginning 45 feet, more or less, from the southern line of Boissevain Avenue and extending southwardly; premises numbered 617 Colonial Avenue.

Section 2:- That the Special Exception granted hereby shall be subject to the following condition:

- (a) The only uses permitted on the property shall be "Retail Sales Establishments--small scale specialty shops only" and "Retail Services Establishments--small scale personal services only."
- (b) No "Retail Sales Establishments--small scale specialty shops only" with edible take-away foods shall be permitted.
- (c) The hours of operation shall be limited to 9:00 a.m. until 8:00 p.m., seven days per week.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with

each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;

- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

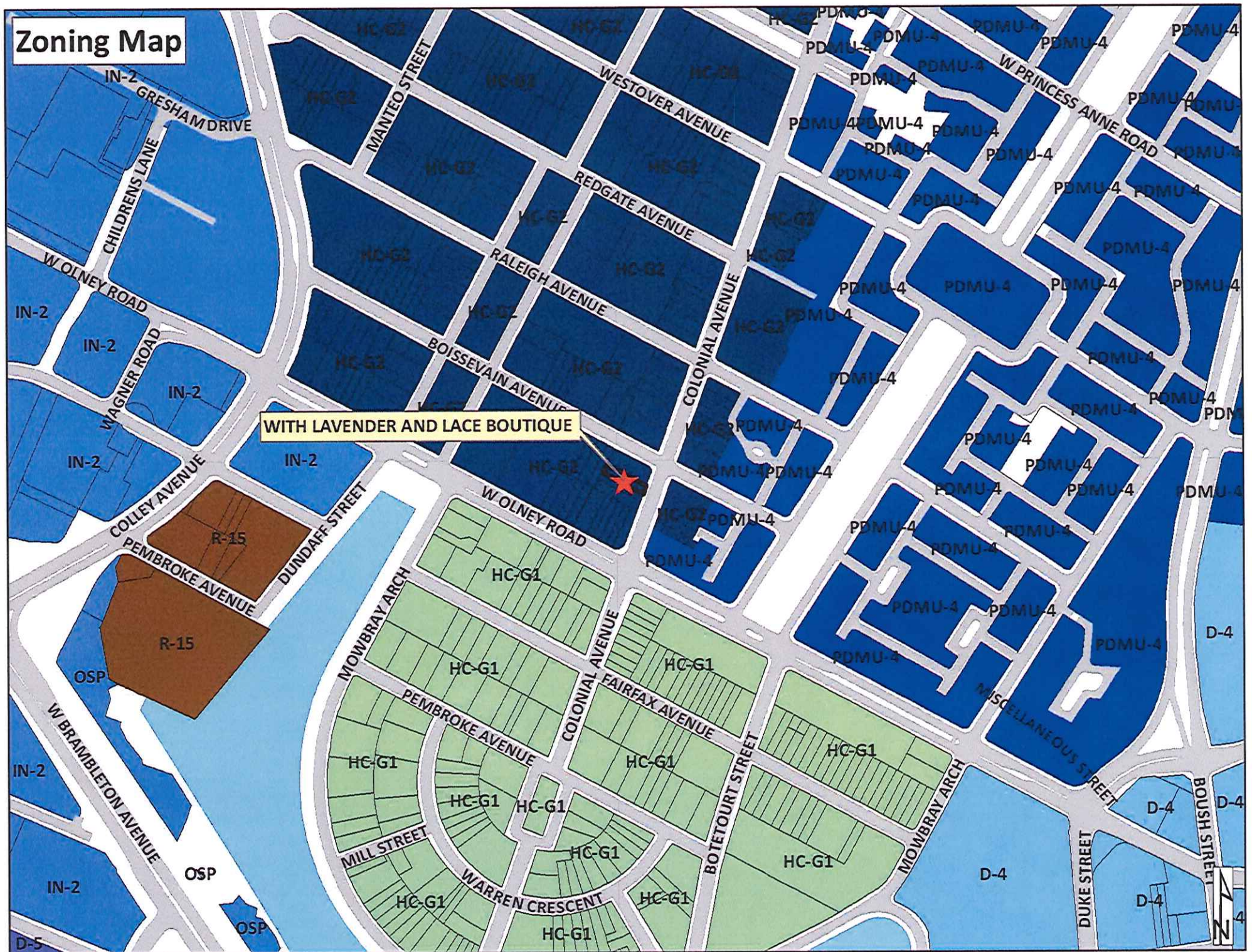
Location Map

WITH LAVENDER AND LACE BOUTIQUE

STOCKLEY GARDENS
RALEIGH AVENUE
COLONIAL AVENUE
WESTOVER AVENUE
W OLNEY ROAD
COLLEY AVENUE
FAIRFAX AVENUE
DUNDAFF STREET
MOWBRAY ARCH
PEMBROKE AVENUE
BOTETOURT COURT
SOUTH BOTETOURT COURT
EAST MOWBRAY COURT
MOWBRAY ARCH

WITH LAVENDER AND LACE BOUTIQUE

Zoning Map





City of Norfolk

APPLICATION SPECIAL EXCEPTION

Special Exception for: Change from one nonconforming use (Retail Services)
to the following nonconforming uses: Retail Sales (small scale specialty)

② Retail Services (small scale personal services)

Date of application: 8/7/12

DESCRIPTION OF PROPERTY

Property location: (Street Number) 617 (Street Name) Colonial Ave

Existing Use of Property nonconforming: Office + hair salon

Current Building Square Footage 1,250 ±

Proposed Use Small scale specialty Retail store
(vintage men + womens clothing, trinkets, household
decorations). NO Donations, NO consignments.

Proposed Square Footage 1,250 ±

Proposed Hours of Operation:

Weekday From 9 am To 8 pm

Friday From 9 am To 8 pm

Saturday From 9 am To 8 pm

Sunday From 9 am To 8 pm

Trade Name of Business (If applicable) With Lavender + Lace vintage and
Handmade Boutique

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

APPLICANT/ PROPERTY OWNER

1. Name of applicant: (Last) McNair (MI) M. (First)
Kelsie

Mailing address of applicant (Street/P.O. Box): 521 Graydon Ave, #7
(City) Norfolk (State) VA (Zip Code) 23507

Daytime telephone number of applicant (757) 275-4084 Fax number () _____

E-mail address of applicant: KelsieMcNair@gmail.com

2. Name of property owner: (Last) C. PAUL PASCAROSA (MI) _____ (First) TRUST

46 Howard J. Marx, Trustee

Mailing address of property owner (Street/P.O. box): Suite 205 6161 Kempville Cir

(City) Norfolk (State) VA (Zip Code) 23802

Daytime telephone number of owner (757) 588-2300 Fax number (757) 588-8429

CIVIC LEAGUE INFORMATION

Civic League contact: Ghent Neighborhood League

Date(s) contacted: _____

Ward/Super Ward Information: 2 - Wibley, 6 - Winn

REQUIRED ATTACHMENTS:

- ✓ Check for \$265.00 made payable to: Norfolk City Treasurer.
- ✓ 2 8½x14 copies of a survey or site plan drawn to scale showing:
 - Existing and proposed building structures
 - Driveways
 - Parking,
 - Landscaping
 - Property lines (*see attached example).

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

SIGNED:

Kelsie M. McNair

Kelsie McNair

8, 7, 2012

Print

Sign

Date

(Property owner or authorized agent signature)

SIGNED:

H. J. Marx, Trustee

[Signature]

8, 9, 2012

Print

Sign

Date

(Applicant signature)



September 7, 2012

Paige Rose
President, Ghent Neighborhood League
P.O. Box 11431
Norfolk, VA 23517

Dear Ms. Rose,

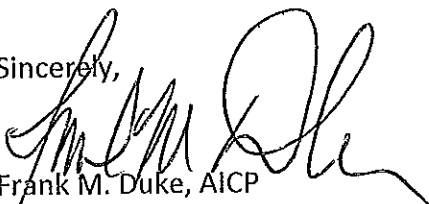
The Planning Department has received two applications for Special Exceptions to allow existing nonconforming commercial uses to change to other nonconforming commercial uses on properties located at 617-619 Colonial Avenue and 509 Boissevain Avenue. These items are tentatively scheduled for the September 27, 2012 City Planning Commission public hearing.

Summary

These applications would allow existing nonconforming commercial spaces to be used for small scale personal services, small scale specialty retail, offices or antique sales establishments.

If you would like additional information on these requests, you may contact the applicants at (757) 275-4084 (617-619 Colonial Avenue) or (757) 831-7705 (509 Boissevain Avenue) or you may telephone Susan Pollock on my staff at (757) 664-4765. Copies of the complete applications are enclosed.

Sincerely,



Frank M. Duke, AICP
Planning Director

cc: Vanessa Seals, Neighborhood Development Specialist

Simons, Matthew

From: Paige Rose [paige@ghentva.org]
Sent: Thursday, September 27, 2012 12:30 PM
To: Duke, Frank; Pollock, Susan; Simons, Matthew
Cc: Board
Subject: Planning Commision: 617 Boissevain Avenue and 509 Boissevain Avenue

Dear Planning Commision Members,

Thank you for the opportunity to provide Ghent neighborhood input for the above referenced applications for changing a stated current non conforming use to another non-conforming use at the respective sites.

These requests have certainly turned out to be a very complex one and has raised many Ghent community member questions and concerns regarding current and future zoning, special exceptions and non-conforming use. Adding to this complexity are lingering and unanswered questions as to whether the previous approved non-conforming use has - in fact - lapsed. The GNL has had less than a month to wade through this complexity and clarify their questions.

The requested "use" change is too expansive and will have the unintended consequence of opening the door to a level of uncertainty for future uses which should not be acceptable in any residential district, especially one that is in the midst of a residential local historic district and across from schools, vs. a commercial corridor.

The Ghent Neighborhood League remains committed to supporting its mission to "protect and preserve" the historic quality neighborhood, while also recognizing that vibrant and viable businesses contribute to its uniqueness. While the majority in attendance who heard thee business' presentations at the September GNL meeting supported the overall business visions, it produced many unanswered questions from residents concerned that Ghent would be effectively relinquishing future neighborhood review process by approving this application as written.

It appears there is an unfortunate disconnect, as business owners are offering proposal that many seemed to have no objection to and could support, but in order to approve this application, in the current Special Exception language, it would also mean relinquishing potential neighborhood "process" protections, which does not seem fair to the neighborhood...or applicant.

In conclusion, the current Special Exception language does not provide the neighborhood with the level of specificity desired.

Thus, we find ourselves in a conundrum today. While we are committed to working with the applicant and the City to try to come to a resolution that could permit the the request of this specific businesses to be permitted to operate at thee locations, there simply has not been adequate information or time to do so prior to this hearing.

Thank you,
Paige Rose

9/27/2012

Norfolk City Council
City Hall Building
810 Union Street, Suite 508
Norfolk, VA 23510

September 20, 2012

To whom it may concern,

This letter is supporting the application of With Lavender and Lace. The City of Norfolk is doing it's best to retain it's young people and this would be a welcomed addition to many young people all over Hampton Roads and would be very much a welcomed addition to my neighborhood of Ghent. Being a collector of vintage clothes myself, I had a tent beside With Lavender and Lace at the recent ETC Festival held at Towne Point Park and there was such resounding excitement when I mentioned to people that With Lavender and Lace wanted to open up a shop on Colonial Ave. Vintage Clothing stores can be found in neighborhoods similar Ghent in cities all across the country and Norfolk is currently lacking such a store. I urge you to accept the application and look forward to the stores bright future on Colonial Ave.

Doug Nicholson
742 Shirley Ave Apt 3
Norfolk VA, 23510

Simons, Matthew

From: Brittany Shelton Coleman [britshelton89@gmail.com]

Sent: Wednesday, September 26, 2012 10:57 PM

To: Simons, Matthew

Subject: with lav & lace support letter

To whom it may concern,

I would like to take a moment and declare my support for With Lavender and Lace's application for special exception. I personally believe that the shop will be an amazing addition to the neighborhood. With Lavender and Lace (from it's current location) has been a source of community and joy for so many residents of historic ghent. I have no doubt that it will continue to do so from it's newest location. The shop is a place that encourages family fun, community gatherings, and local culture. The future of With Lavender and Lace is bright, and will thus only contribute to ghent's ever-growing neighborhood. I can only ask that you would grant Ms. McNair the opportunity to prove just how positive an addition her shop will be. Thank you for your time.

Sincerely,

Brittany Coleman

709 Graydon Ave.

9/27/2012

832 Harrington Ave, Apartment #1
Norfolk, VA, 23517
9/20/2012

Dear Council Members,

I am writing to express my support for the opening of With Lavender and Lace on Colonial Avenue.

I have lived in Ghent for the past four years and in Hampton Roads for the past twenty-five. Ghent has always been known for its culture—an independent theater, locally-owned restaurants, and one-of-a-kind shops. Even though that culture has been watered down over the past year or two with the inclusion of more chains, stores like With Lavender and Lace are exactly what we need. Since the shop opened up in its current location behind the Taphouse last year, I've seen people come from all over to shop (from Virginia Beach to Richmond, and even from out of state), and seen a strong community in Ghent built because of it.

This shop needs more room to grow, however, and I believe that the proposed location will allow for that growth. Fostering a flourishing local business environment is crucial to the continued well-being of the Ghent community.

As always, thank you for all you do for the city,

Liz McClendon



9/25/2012

To Whom it may Concern -

This letter is in support of Kelsie McNair's application for special exception for her Vintage Clothing store, "With Lavendar and Lace". I have been a frequent customer of Ms. McNair's since her opening last fall, and I fully believe in her vision behind moving to Colonial Avenue. I feel that her store would be a wonderful asset to the southern end of Colley. I believe that her presence in that location would improve the feeling of the neighborhood, enrich the cultural essence of the block + increase business for the neighboring business. Ms. McNair's shop (in its current location) has always drawn a friendly, quiet + polite crowd, and their neighbors love them. Kelsie McNair is a charming + honest business owner, who will only make you proud! She will be someone that Norfolk will be talking about for a long time.

Thank You,

Myc Zaty (softsilverword@gmail.com)

9-14-12

To whom it may concern,

I would like to extend my support for the proposed application for 'Special Exception' of "With Lavender and Lace." Kelsie's presence on 21st street has brought back young, creative markets to historic Ghent. I fully support her move to 617 Colonial Ave. Her proposed application ensures her store will be a great fit with the neighbors.

Sincerely,

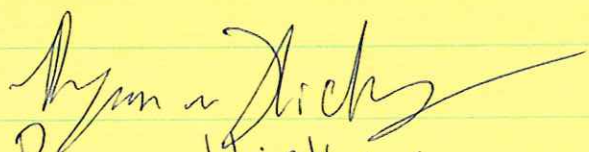
Arthur Follingsworth

834 Westover Ave
Norfolk, VA

23507

To Whom It May Concern:

I am in complete support of the application with Lavender and Lace in the shops move to 617 Colonial Ave with hours of operation from 9am - 8pm. With Lavender and Lace has already made a great contribution to Norfolk's creative and artistic community at it's 21st St. location and will have a greater impact on the community at the bigger Colonial Ave location. Keeping with Lavender and Lace in Ghent is imperative to the growth in our city and this neighborhood. "Live, Work, Play", in order to be able to work in Ghent there needs to be more employment opportunities. I would hate to see Ghent turn away another local small business.


Ryan Hickey
521 Graydon Ave
Norfolk, VA 23507

To whom it may concern,
my name is Elisa, and I have
been a regular customer to Kelsie's
McNairs shop 'With lavender & lace'. Not only
does this store carry quality, affordable
clothes and accessories, the atmosphere
that Kelsie has created in the shop is
a Ghent-friendly, people friendly atmosphere.
As a student who lives in Ghent, Norfolk
I have been more than delighted to
see a splendid space like 'With
lavender & lace' grow in our community.
The store offers a chic / urban lifestyle
to its consumers; with that said,
~~after~~ it is time for 'With lavender &
lace' to expand. The store needs more
exposure, because its current location
is hidden, hence, making it hard for
buyers to find. 617 Colonial will be
an ideal, 'easy to find' location for
Kelsie McNairs Shop.

Sincerely, Elisa Nyassom
730. W. Princess Anne Road
Norfolk, VA 23517
Elisa

To whom it may concern:

I 100% support the growth of "With Lavender and Lace Vintage." The company has done so much for the Ghent community.

Kelsie McNaair has gone above and beyond to try to help Ghent become a more close-knit community and support local artists and business owners. The expansion of the shop ~~is~~ will only benefit the community.

Thank you very much!

Brittany Videll

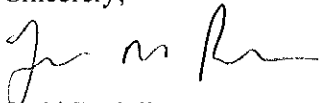
Department of Planning
City Hall Building
810 Union Street, Suite 508
Norfolk, VA 23510

September 25, 2012

To Whom It May Concern:

I am writing to voice my support for local business owner Kelsie McNair in regards to the relocation of With Lavender and Lace to the corner of Olney and Colonial Ave. To provide some background, I am an ODU graduate who has lived in Norfolk since 2003, and specifically in Ghent on Graydon Ave since 2009. I would also like to add that I am privy to the situation that Kelsie is currently facing -- it's my understanding the building where Kelsie intends to operate her storefront is not currently permitted to do so. I also understand that this decision must be weighed carefully, as it will change the dynamic of the immediate area. I have known Kelsie for about two years, and I have no doubts that the presence of With Lavender and Lace in this building can only enhance the atmosphere of the lot as well as the adjacent areas. While I realize that some of the immediate surroundings are homes and apartments, that particular area already seems to have a mix -- homes on one corner, a park on another, and some offices opposite to the park. Furthermore, the building that Kelsie intends to occupy is currently vacant and already seems to be suited to retail. I only see improvement where a vacant building becomes occupied, especially when it's occupied by an energetic, thriving local business that has a good opportunity to grow its roots in our city in a weak economy. With Lavender and Lace has my full support for this special permit, and I think this move will be a crucial step toward its overall success.

Sincerely,



Jacki Paoletta
521 Graydon Ave, Apt. 2
Norfolk, VA 23507
jacki.paoletta@gmail.com

September 21, 2012

To whom it may concern,

I am writing in regards to the prospective business opening of With Lavender and Lace at 617 Colonial Avenue. Having worked closely with the owner, Kelsie McNair for almost a year, I believe that her work ethic and business plans along with her dedication to growth and change would greatly benefit the neighborhood. She is highly enthusiastic and wants to see nothing but community come together. Her inventive ideas have continued to bring people together, and I see great potential for this to happen even more if she is allowed to move into the space on Colonial Avenue.

I fully support the application regarding the opening of With Lavender and Lace on 617 Colonial Avenue. I have no doubt in my mind that this business has exactly what our community needs in order for us to continue growing.

Thank you for your time.

Sincerely,


Elisa Mangubat

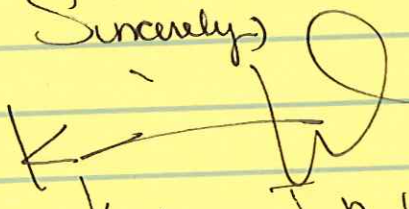
9/25/12

To Whom it may Concern-

I would like to voice my support in the move of With Lavender & Lace vintage shop to its potential new location. I have lived in the Ghent area for over two years & believe this shop has added an incredible sense of community & style to this neighborhood. Ghent has quite a variety of eclectic people & businesses & this particular shop paved the way for others to bring their creativity to the area. I hope this letter finds a positive response as Kelise McNair is a very passionate business woman who has shaped her lifestyle around making the world dreamy & beautiful with the things she creates & sells in her shop. Colonial Avenue would be gaining a magnificent resident.

Thank you for your time & attention

Sincerely,


Karissa J. Redman.

Norfolk City Council
City Hall Building
810 Union Street, Suite 508
Norfolk, VA 23510

September 20, 2012

To Whom It May Concern:

Kelsie McNair, along with her business 'With Lavender And Lace', are major assets to our community. As a fellow business owner, I have been so inspired and impressed with Kelsie's professionalism and desire to better our community. Her shop is more than vintage clothes; it is a boutique of beauty. Given the opportunity to expand her square footage, her shop promises to be even more amazing. Just take a look at her blog <http://withlavenderandlace.blogspot.com/>, and that will give you an idea her style and passion, and how lucky we are to have her as a local business owner.

In order to make Norfolk (and the greater downtown/Ghent areas) attractive to people considering a move here (or people deciding if they should stay), it is necessary for our town to continue to grow. Interesting, varied retail is an integral part to keeping our local culture vibrant. We need to support our local independent business owners, and try to fill these vacant buildings with something that will help and encourage all of us to thrive. Otherwise they will just move to another more vibrant community, and Norfolk will stagnate.

With the addition of shops like Kitsch, Provisions Norfolk, and With Lavender and Lace, Norfolk suddenly seems more like the place that I want to call home. I own a flower shop downtown in the Monticello Arcade called Studio Posy. I met with Kelsie the other day in my shop, and was so inspired by how she breathlessly and excitedly talked about the possibility of moving her shop into the space on Colonial Avenue. It made me wonder if more people were even a fraction as positive, enterprising and professional as Kelsie is, what an amazing community we'd all have to enjoy together.

Thank You,

Marissa DiGirolamo
co-owner of Studio POSY
208 e. Plume Street
#3
Norfolk, Virginia 23510

824 Redgate Avenue #5
Norfolk, VA 23507

September 20, 2012

To Whom It May Concern,

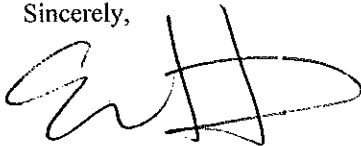
I'm writing in support of the application "With Lavender and Lace." It's my understanding that Kelsie McNair's application to change her shop's location has met some opposition, and I intend to decry whatever objection has been submitted by elucidating the value of With Lavender and Lace—to our little neighborhood, and to our city.

As someone who has lived and worked in Ghent for two years, I think it's clear that With Lavender and Lace's benefits are twofold; for the last year, Ms. McNair's vintage shop has been a highlight of Ghent from a business standpoint, and from a community-building standpoint. There is no shop quite like With Lavender and Lace in Norfolk—nay, in all of Hampton Roads. It the unique, cozy type of boutique you find when wandering the streets of hip neighborhoods in New York City. With Lavender and Lace fits perfectly into the vision many of us have of Norfolk as the urban cultural center of Hampton Roads. Awesome local eateries are plenty in Norfolk, but popular retail spots—particularly locally owned ones—are few. With Lavender and Lace has the potential to be a destination spot in Ghent, and it's certainly at the top of my list of places to share with visiting friends or family. The location on Colonial Avenue would afford Ms. McNair higher foot traffic, fueling her business and in turn, other retail businesses with similar personality and promise.

But, With Lavender and Lace is more than just an asset to the Norfolk business community. Although what she sells is vintage and handmade goods, Ms. McNair is really in the business of bringing people together. Her current shop location has been home to numerous events, from neighborhood barbeques to benefit shows. That's the type of business I want in Ghent—one that's a meeting place, where people can come together—whether just for fellowship and sharing ideas, or for a greater purpose like raising money for a worthy cause. Ms. McNair has an uncanny ability to gather neighbors together in a very positive way that allows us all to reap the benefits, and at the bigger, more prominent location she's seeking on Colonial Avenue, I believe we would see that ability blossom in amazing ways.

In short, With Lavender and Lace is an incredible business that suits Ghent flawlessly, and I think I speak for many members of this community when I say I'd love to see it expand. As an active member of that community, I truly thank you for your time and consideration on this matter, and I trust that you'll make the right decision with the community's support.

Sincerely,

A handwritten signature in black ink, appearing to read "Emily Hill", with a stylized flourish at the end.

Emily McKinley Hill